

DISTRICT III ADVISORY BOARD

AGENDA

September 2, 2009
7 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes from July 1, 2009

PUBLIC AGENDA

1. Scheduled Items

No scheduled items

2. Non-Scheduled Items

Recommended Action: Receive and file.

3. Swearing in of DAB members

Janis Edwards, Deputy City Clerk, will swear in the Board members.

STAFF REPORTS

4. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

5. Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

NEW BUSINESS

6. Request for Resolution of Support for Application for Housing Tax Credits (Greenway Park Apartments)

Mark Stanberry, Housing and Community Services, will present a request from Intercontinental Affordable Housing, for a City Council resolution of support for an application for 4% Housing Tax Credits in connection with the acquisition and renovation of the Greenway Park Apartments. The developers are also applying for bond financing from the City, in the approximate amount of \$6,000,000.

The Greenway Park Apartments complex is located at 404 W. Pawnee. According to the documentation submitted in connection with the request, the apartment complex offers a total of 91 one-bedroom/one bathroom units, which are 567 square feet in size. The project scope involves a general renovation, including repairs to stucco and vinyl siding, new carpet in the apartment units and common

areas, replacement of refrigerators/appliances as needed, installation of new kitchen cabinets, interior/exterior repainting, conversion of hot water tanks to electric tank-less water heating systems, new HVAC systems, installation of a security camera system, replacement of light fixtures as needed, minor landscape repairs/updating and parking lot repairs.

The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. The developer is requesting waiver of this requirement, because the project is currently subject to a U.S. Department of Housing and Urban Development Project-Based Rental Assistance Contract. The City's Housing Tax Credit Policy includes a provision for a waiver of the market-rate unit requirement when the property is subject to this type of contract. Contract rent for the units is currently \$441.00 per month. The tenant-occupants typically pay an amount equivalent to 30% of their monthly income toward the contract rent, and the balance is paid through the rental assistance contract.

Recommended Action: It is recommended that the District Advisory Board approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy.

7. **Lower Arkansas River Water Quality and the Wichita Watershed Assessment Restoration and Protection Strategy (WRAPS) Program**

Kay Johnson, Director of Environmental Services, will report on a grant agreement with the Kansas Department of Health and Environment (KDHE), is actively engaged in developing a WRAPS Program for the Lower Arkansas River watershed within the City limits. ES has retained Geotechnical Services Inc., (GSI) to help complete initial grant requirements. This project is part of a coordinated effort by City of Wichita and Sedgwick County, as well as other federal, state, local agencies and private sector organizations to develop a watershed restoration and protection strategy for the Arkansas River watershed. This Kansas program has been developed in part to provide state funding for making improvements in impaired river basins and lakes. KDHE has designated the Lower Arkansas River Basin and tributaries as "impaired" for certain water quality parameters and lists improvements as a high priority.

Recommended Action: Receive and file.

BOARD AGENDA

8. **Updates, Issues and Reports**

Opportunity for the Council Member and the District Advisory Board members to report any activities, events or concerns in the neighborhoods or District III.

- a. Council Member Skelton
- b. DAB members

Recommended Action: Receive and file.

9. **Adjournment**

The next regularly scheduled meeting for the District III Advisory Board will be held at 7 p.m. on Oct. 7, 2009, at the Wichita WATER Center, 101 E. Pawnee.